

This instrument prepared by Kay L. Cason
2101 6th Avenue North, Suite 700
Birmingham, Alabama 35203
WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, William Gregory McGrady, Michael Patrick McGrady, and Steven Eric McGrady (herein referred to as Grantors), grant, bargain, sell and convey unto William Bradford McGrady (herein referred to as Grantee) in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Commence for the Point of Beginning at the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 34, Township 19 South, Range 1 West as per plat of survey by Lewis M. Armstrong (Ala. Reg. No. 2201) dated 13 August, 1975; run thence South 01 degrees 39' 30" West for 1946.17 feet; run thence North 57 degrees 15' 56" East for 744.80 feet; run thence North 32 degrees 44' 11" West for 468.45 feet; run thence North 65 degrees 36' 49" East for 200.0 feet; run thence North 00 degrees 48' 02" West for 209.89 feet; run thence North 89 degrees 53' 12" East for 217.04 feet; run thence South 00 degrees 41' 07" West for 132.79 feet; run thence in a Northeasterly direction along a curve to the left having a radius of 63.06 feet, a chord of 14.86 feet bearing North 58 degrees 49' 16" East for an arc distance of 14.89 feet; run thence North 52 degrees 02' 18" East for 25.95 feet; continue thence in a Northeasterly direction along a curve to right having a radius of 230.67 feet for an arc distance of 52.04 feet; run thence North 64 degrees 58' 55" East for 34.92 feet; continue thence in a Northeasterly direction along a curve to the right having a radius of 202.24 feet, a chord of 17.43 feet bearing North 67 degrees 27' 05" East for an arc distance of 17.43 feet to a point of the centerline of Old Mill Road; run thence North 43 degrees 01' 34" West along said centerline for 97.60 feet; run thence North 26 degrees 12' 04" West along said centerline for 109.20 feet; run thence North 16 degrees 13' 04" West along said centerline for 195 feet more or less to the centerline of Grimes' Branch; run thence in an Easterly direction along Grimes' Branch for 67 feet more or less to the centerline of Yellow Leaf Creek; run thence in a Northwesterly direction along the centerline of Yellow-Leaf Creek for 597 feet more or less to the intersection of the Old Mill Track; run thence North 01 degrees 00' 15" West for 69 feet more or less to the North line of said Section; run thence South 89 degrees 20' 30" West along said North line for 371.54 feet to the point of beginning, said point lying in the bounds of Yellow-Leaf Creek, Said land being in Section 34, Township 19 South, Range 1 West of the Huntsville Principal Meridian, Shelby County, Alabama, and containing 22.75 acres more or less.

TO HAVE AND TO HOLD to the said Grantee, in fee simple, and to the heirs and assigns of such Grantee, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise

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ROBERT L. TURNER
Attorney at Law
P.O. Box 3241
Montgomery, Alabama
36109-3241

04/30/1993-12178
09:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MJS 16.50

noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, his heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the _____ day of _____, 1993.

William Gregory McGrady (Seal)
WILLIAM GREGORY MCGRADY

Michael Patrick McGrady (Seal)
MICHAEL PATRICK MCGRADY

Steven Eric McGrady (Seal)
STEVEN ERIC MCGRADY

STATE OF ALABAMA)
Jefferson COUNTY)

I, Ida M. Mendus, a Notary Public in and for said County, in said State, hereby certify that WILLIAM GREGORY MCGRADY whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this the 1 day of April, 1993.

Ida M. Mendus
NOTARY PUBLIC

My commission expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb. 28, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb. 28, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

STATE OF ALABAMA)
Jefferson COUNTY)

I, Ida M. Mendus a Notary Public in and for said County, in said State, hereby certify that MICHAEL PATRICK MCGRADY whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this the 1st day of April, 1993.

Ida M. Mendus
NOTARY PUBLIC

My commission expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb. 28, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

STATE OF ALABAMA)
Telford COUNTY)

I, Idn M. Meadows, a Notary Public in and for said County, in said State, hereby certify that STEVEN ERIC MCGRADY whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this the 1st day of April, 1993.

Idn M. Meadows
NOTARY PUBLIC

My commission expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE. MY COMMISSION EXPIRES: Feb. 28, 1997. BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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